

Index File

Application No. UP-668-05

Specialty Motorsports & Collectibles

Application No. UP-668-05 is a request to authorize the establishment of a used car sales lot without auto body work and painting on a 1-acre parcel of land located at 8018 George Washington Memorial Highway, at its intersection with Fort Eustis Boulevard.

The staff is recommending denial.

Attachments:

1. Staff Report
2. Zoning map
3. Route 17 Corridor Master Plan-Fort Eustis “Village Center Concept”
4. Concept Site Plan
5. Proposed Resolution No. PC05-24

COUNTY OF YORK

MEMORANDUM

DATE: May 3, 2005 (PC Mtg. 5/11/05)

TO: York County Planning Commission

FROM: Earl W. Anderson, Planner

SUBJECT: Application No. UP-668-05, Specialty Motorsports & Collectibles

ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 [Category 12, No. 5(a)] of the York County Zoning Ordinance, to authorize the establishment of a used car sales lot without auto body work and painting on a 1-acre parcel of land located at 8017 George Washington Memorial Highway (Route 17) at its intersection with Fort Eustis Boulevard (Route 105). The property, further identified as Assessor's Parcel No. 24-68-1, is zoned GB (General Business) and is designated for General Business development in the Comprehensive Plan.

DESCRIPTION

- Property Owner: First X Realty LP
- Location: 8017 George Washington Memorial Highway (Route 17)
- Area: One acre
- Frontage: Approximately 200' along George Washington Memorial Highway (Route 17) and approximately 200' along Fort Eustis Boulevard (Route 105).
- Utilities: Public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business
- Existing Development: Former gas station
- Surrounding Development:

North: McDonald's fast food restaurant (across Fort Eustis Boulevard) and Patriot's Square Shopping Center (across Route 17).

East: Wendy's fast food restaurant and an undeveloped 1.2-acre property (across Route 17).

South & West: No development

- Proposed Development: Used car sales dealership without auto body work and painting

CONSIDERATIONS/CONCLUSIONS

1. The existing structure was built in 1987 and served as the location for an automobile fuel dispensing and service station until September 22, 2002. On-site currently is a 1,081 square foot shell building, along with a large paved area and 5,096 square foot canopy. Current access to the site is from an entrance off George Washington Memorial Highway (Route 17) and an access road connection from Fort Eustis Boulevard (Route 105).
2. The Comprehensive Plan designates the parcel and surrounding area as General Business. These areas are intended "to provide opportunities for...commercial uses oriented primarily toward supplying goods or services for a community or regional market. The scope of commercial activities...would include uses that need access to arterial highways and outdoor display or storage of goods or materials." The Plan also states that, "high intensity activity levels...dictate that it be located with a full understanding of the potential impacts on adjacent residential and commercial development and traffic and circulation patterns."

The subject parcel is also identified as an area with potential for mixed use development. The Comprehensive Plan references the Route 17 Corridor Master Plan, adopted in 1996, which identified the under-developed Route 17/105 intersection as a potential "village center." The area is located at the intersection of two major arterial highways and the Route 17 Corridor Master Plan suggested that the four quadrants of the intersection could lead to future development as a pedestrian-oriented mix of uses anchored by commercial development.

3. In March 2004, the Board of Supervisors adopted a series of Zoning Ordinance amendments pertaining to car dealerships, gas stations, and car washes. These amendments grew out of a concern raised by the Route 17 Revitalization Committee about the adverse effects of auto-related uses on the aesthetic quality of the County's major corridors, particularly Route 17, and a belief that some GB-zoned areas simply are not suitable for auto-related uses under any conditions. The premise behind the Special Use Permit process was that auto-related uses needed site-specific, case-by-case review afforded by the Special Use Permit process due to several characteristics such as: appropriateness of the sites, traffic impacts, light/glare/noise, and landscaping/site design.
4. The applicant proposes to use the existing building, canopy, and pavement sections to operate a used car sales lot without auto body work and painting. No information has

been provided detailing any improvements to the building or site in terms of architectural features or increased landscaping. The sketch plan shows that access will be from the existing Route 17 entrance and the access road connection from Fort Eustis Boulevard. Furthermore, the site plan shows a joint common access easement onto the adjoining property to the south, allowing for a future drive connection. The existing building will be used as the sales office.

5. The proposed used car dealership would generate much less traffic than did the previous gas station. The ITE (Institute of Transportation Engineers) *Trip Generation* manual (7th edition) contains trip generation figures for *new* car dealerships only, which at least provides a frame of reference for projecting the amount of traffic that might be generated by the proposed use. According to the ITE, a new car dealership of the size proposed could be expected to generate approximately 41 vehicle trips per day and only 2-3 in either the AM or PM peak hour. Even if used car dealerships generate *significantly* more traffic than new car dealerships, these figures are well below the thresholds for requiring a traffic impact analysis (1,000 trips per day or 100 peak-hour trips). By comparison, the former Exxon station generated more than 1,300 trips per day, based on ITE trip generation rates.
6. As stated above, the property has three possible access points. The Virginia Department of Transportation (VDOT) has recommended that the Route 17 entrance be relocated beyond the property line and staff concurs with their determination. The current entrance location does not provide adequate separation from the intersection, interfering with the operation of traffic through the intersection. Staff has recommended a use permit condition that would require closure of the Route 17 entrance. With the closure of the Route 17 entrance the property would still have access via Fort Eustis Boulevard and, eventually, to the joint common access to the southern property out to General's Way, which is currently under construction.
7. The parcel is located within the Chesapeake Bay Resource Management Area (RMA); therefore, any additional development will be subject to the provisions of the Environmental Management Area (EMA) overlay district. Additionally, the property falls in the Watershed Management and Protection Area Overlay District. Because the property is located in the EMA overlay district, the applicant will be required to submit a Natural Resources Inventory as part of its site plan submission, if this application is approved. If impervious surface is increased a stormwater management plan will be required addressing water quality and quantity issues.
8. The site is along the main corridor leading to the historic Yorktown village. As of the date of this memorandum, no renderings for a renovated structure or a landscaping plan have been submitted by the applicant. In order to protect the corridor and to promote an aesthetically pleasing development, staff recommends a condition be placed to require renovation of the existing building to achieve compliance with the proposed Route 17 Tourist Corridor Management Overlay District requirements. Specifically the building façade should be compatible with the village center concept and integrate the design and materials used on the adjacent Patriot's Square shopping center. The shell building renovation should consist of brick veneer façade and the

canopy should be converted to appear to be a mansard style roof. Furthermore, considering the location and high visibility of the property, landscape requirements have been recommended in the proposed conditions.

9. Staff also recommends a condition that only a monument sign be allowed pursuant to the requirements for Limited Business monument signs listed in the Zoning Ordinance, Section 24.1-703. Also, pursuant to Section 24.1-475(d) of the Zoning Ordinance, no signage would be permitted on the canopy.
10. In a memorandum from the Office of Economic Development for York County, dated April 22, 2005, Ms. Melissa Dickens states, that “the Board of Supervisors has made the revitalization of Route 17 a priority. They have made it clear, by requiring a Special Use Permit for all auto related land uses, that an auto sales establishment in a prominent tourist area is not what they envision for the corridor. The office...does not support the relocation of Specialty Motorsports and Collectibles to this particular site and...has reinforced this position throughout the meeting with Mr. Lab and Mr. Saunders”.

RECOMMENDATION

It is the opinion of staff that the proposed use of this property does not meet the overall vision established by the Comprehensive Plan and the Route 17 Revitalization Committee and should therefore be denied. Although the Comprehensive Plan designates the property as General Business, it states that “The high intensity activity levels envisioned by this designation dictate that it be located with a full understanding of the potential impacts on adjacent residential and commercial development and traffic and circulation patterns.” The Plan also references the Route 17 Corridor Master Plan, which designates the intersection of Routes 17 and 105 for development as a “village center”.

The Route 17 Corridor Master Plan states that “this intersection...would be enhanced by formal landscaping and directional signs designating it as a gateway to Yorktown and to the Colonial National Park. It is one of the primary entrances to Route 17 from the surrounding area and provides direct access from Interstate 64.” In addition to its role as a primary gateway, this intersection could become a “Village Center.” Potentially the quadrants of the intersection could be developed into an easily accessible mixed-use center. The intersection's strategic location along the Route 17 corridor, provides a focal point for businesses, local residents, and tourists as a logical midway point and link to Interstate 64. Furthermore, the proximity of residential neighborhoods in the surrounding area can easily be provided pedestrian and bicycle connections, which are an integral component to the village plan. The attached Fort Eustis Village Center Concept plan specifically shows a village plan concept for the quadrant where the applicant is requesting a Special Use Permit. Staff does not believe that a used car lot is compatible with the village center concept nor the types of uses likely to occur in such an area.

The final report of the Route 17 Revitalization Committee states that the corridor's automobile orientation (versus a pedestrian scale orientation) necessitates expansive amounts of asphalt and a large number of curb cuts and provides an “opportunity for

improvement.” The report also notes that gateways at both ends of the corridor could be enhanced and that there is no consistent architectural style or appearance along Route 17. It was partially to address such issues that the Board subsequently amended the Zoning Ordinance for auto-related uses, giving the County more control through the Special Use Permit process. Although the proposed used car dealership would help to accomplish one of the other goals for Route 17 by putting a vacant, blighted structure to productive use, staff does not believe that a used car lot is appropriate in this highly visible location along the gateway to historic Yorktown.

Although, there is some benefit to approving a low trip generator in this location along two congested major arteries, it is outweighed by its lack of consistency with the Comprehensive Plan and its location. The establishment of a used car sales lot would not serve to enhance the health, safety or welfare of the overall community. Therefore, for reasons stated above, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of denial. This can be achieved through the denial of proposed resolution No. PC05-24.

EWA

Attachments

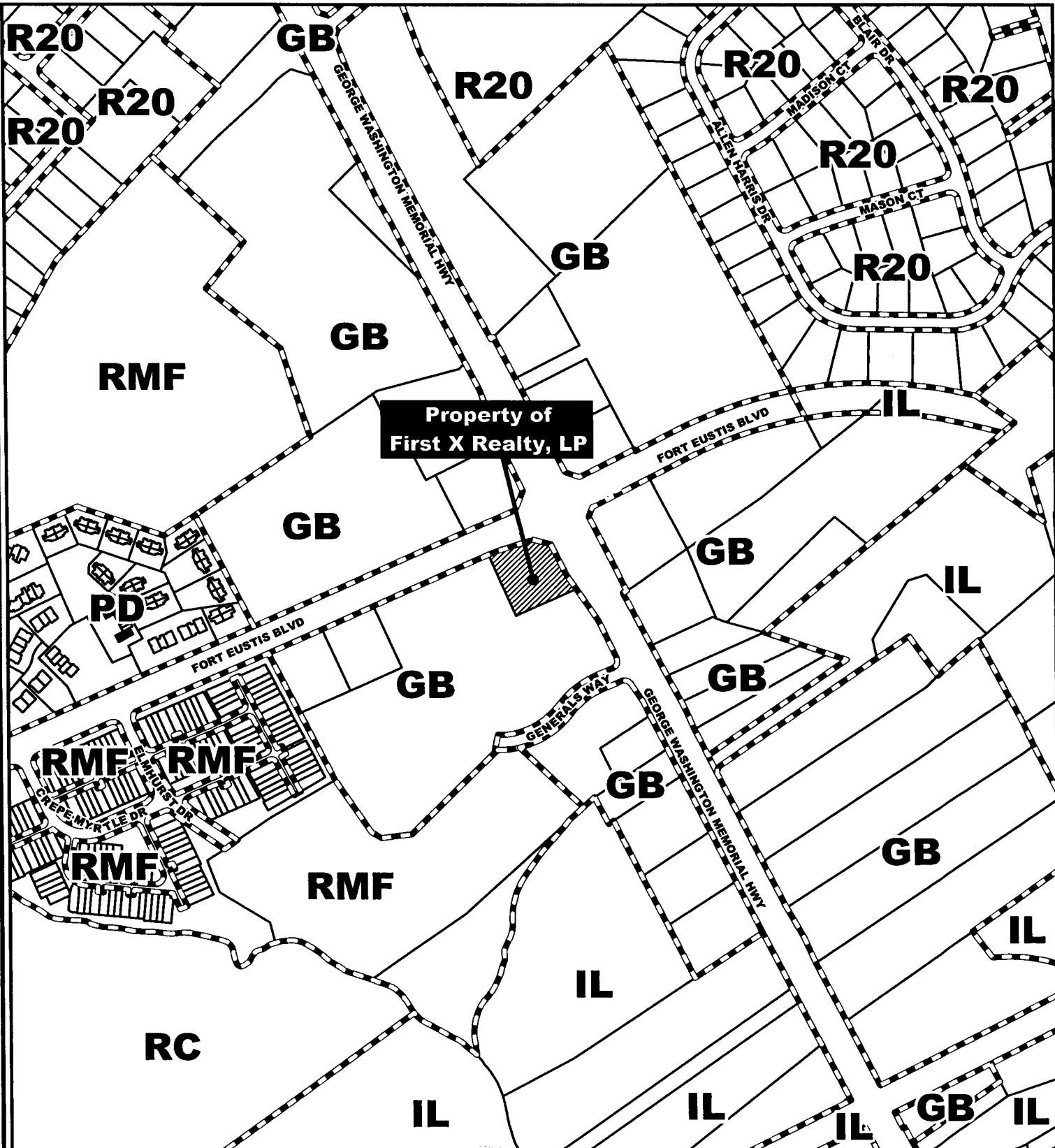
- Zoning Map
- Route 17 Corridor Master Plan-Fort Eustis “Village Center Concept”
- Concept Site Plan
- Proposed Resolution No. PC05-24

APPLICANT
Specialty Motorsports & Collectibles

Establish a used car sales lot
without auto body work and painting
8017 GEO WASH MEM HWY

ZONING MAP

APPLICATION NUMBER: UP-668-05



* = Conditional Zoning

0 225 450 900
Feet

Printed on April 13, 2005

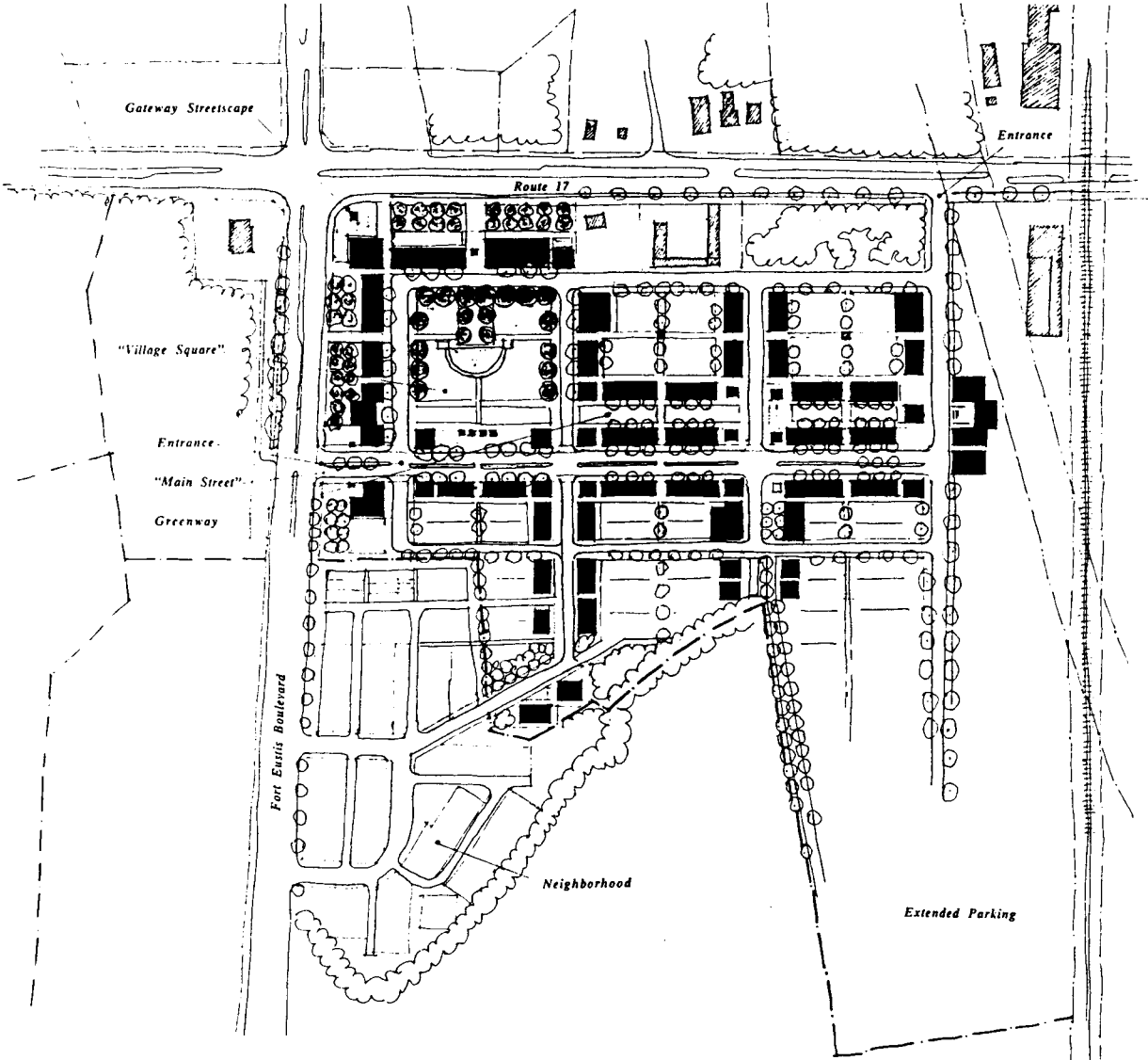


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Lr009

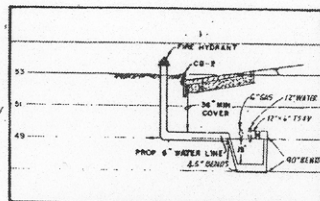
SOURCE: YORK COUNTY
GIS PARCEL DATA and
ZONING COVERAGE

THIS IS NOT A LEGAL PLAT.
This map should be used for
information purposes only. It is
not suitable for detailed site planning.



FORT EUSTIS:
Village Center Concept

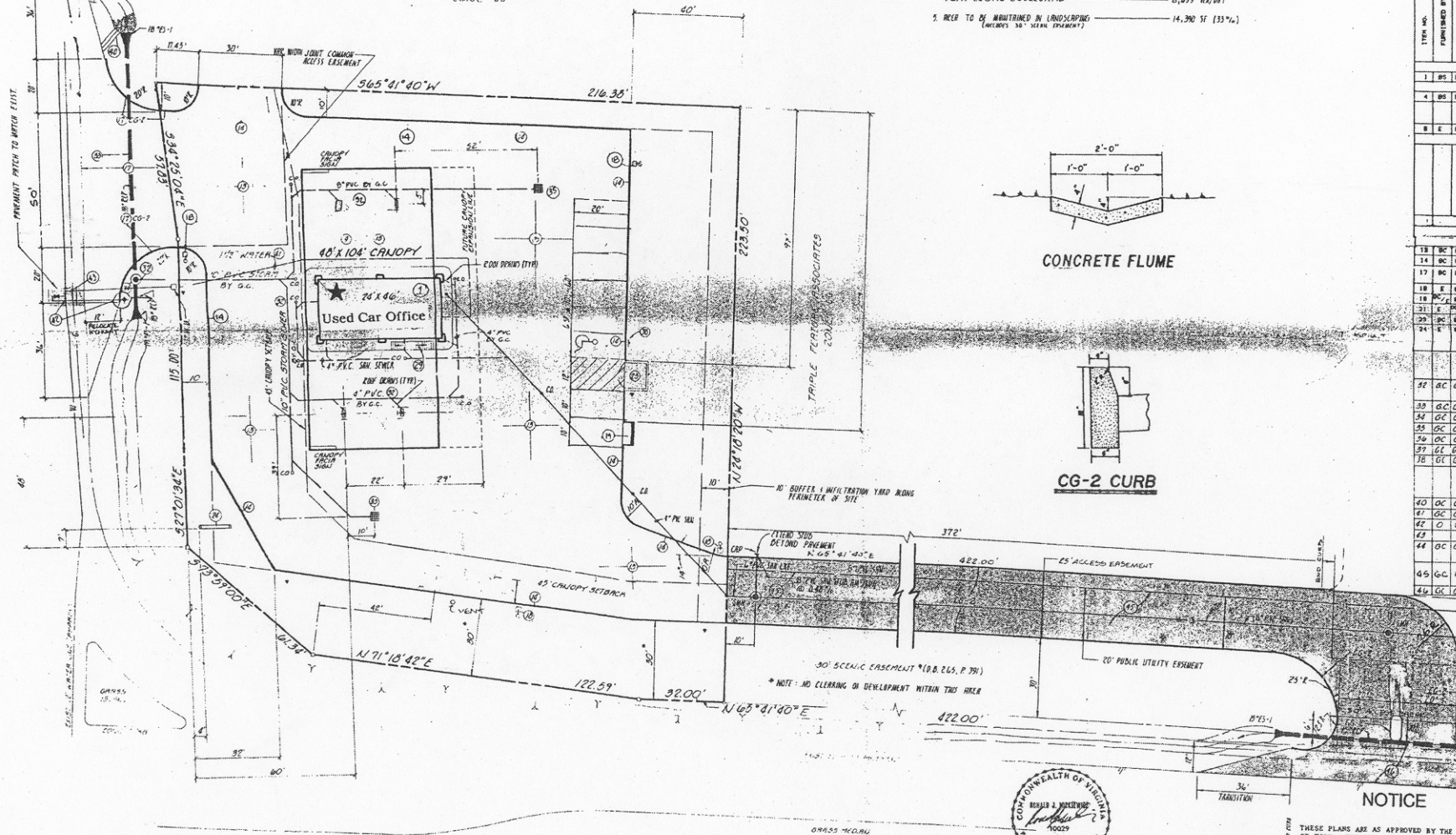
ASPHALT ENTRANCE PAVEMENT DESIGN
1 1/2" 5-5 BIT CONCRETE SURFACE
5" 0-3 BIT CONCRETE BASE
6" GRADED AGGREGATE SUBBASE
COMPACTED SUBGRADE



WATER LINE PROFILE

SCALE VERT 1" = 4'
HOR 1" = 20'

TRIPLE FEATURE ASSOCIATES
ZONE LG



STATISTICAL INFORMATION

1. AREA OF:
 - SITE 43,560 S.F.
 - EXISTING BUILDINGS 0
 - Existing Buildings 1,024 S.F.
 - SCREENS 424 S.F.
 - DRIVEWAYS 2,300 S.F.
 - ROADS 7,820 S.F.
 - IMPERVIOUS AREAS BY DRAIN SYSTEM (INCLUDES DRIVE AREAS AS WELL AS PAVEMENT) 15,920 S.F.
2. NUMBER OF:
 - PARKING SPACES 0
 - LOADING SPACES 1
3. TRIP GENERATION RATE: 748 VEH/DAY
4. VOLUME FOR ADJACENT ROADS:
 - GEORGE WASHINGTON MEMORIAL 30,390 VEH/DAY
 - FORT EUSTIS BOULEVARD 8,615 VEH/DAY
5. AREA TO BE MAINTAINED IN (LANDSCAPING) (INCLUDES 30' WIDE BUFFER) 14,390 S.F. (33%)

CONCRETE FLUME

CG-2 CURB

NOTICE

THESE PLANS ARE AS APPROVED BY THE CITY OF NEWPORT NEWS. THEY MAY NOT BE EXACTLY THE SAME AS THE CONTRACT DRAWINGS FURNISHED BY THE CONTRACTOR. CONTRACTORS ARE HEREBY ADVISED TO COMPLY WITH THESE PLANS WITHIN THE LIMITS OF THE CONTRACT.

NOTE:
WATER TRAP & METER TO BE INSTALLED BY THE CITY OF NEWPORT NEWS AT THE OWNER'S EXPENSE (CALL 847-8715).
CONTRACTOR TO PROVIDE WATERWORKS ON ROADSIDE AND INSTALLATION OF FIRE HYDRANT (CALL 343-3031).

FORT EUSTIS BLVD. V.A. ROUTE 105

GRAPHIC SCALE: 1" = 20'

DATE	REVISIONS	BY	CHK
7/12/84	REVISED APPROACH	CRS	
8/22/84	REV'D FOR SUBMITTAL TO YORK CO.	CRS	
10/18/84	REV'D FOR WATER ETL.	CRS	
12/18/84	REV'D FOR YORK CO. APPROVAL	CRS	
1/12/85	REV'D FOR YORK CO. COMMENTS	CRS	

DATE	REVISIONS	BY	CHK	DATE	SCALE
7/12/84	REVISED APPROACH	CRS		4-10-84	
8/22/84	REV'D FOR SUBMITTAL TO YORK CO.	CRS			
10/18/84	REV'D FOR WATER ETL.	CRS			
12/18/84	REV'D FOR YORK CO. APPROVAL	CRS			
1/12/85	REV'D FOR YORK CO. COMMENTS	CRS			

Specialty

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2005:

Present

Vote

Andrew A. Simasek, Chair
Alfred E. Ptasznik, Jr., Vice Chair
Alexander T. Hamilton
John W. Staton
Nicholas F. Barba
Anne C. H. Conner
John R. Davis

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO AUTHORIZE THE ESTABLISHMENT OF A USED CAR SALES LOT WITHOUT AUTO BODY REPAIR AND PAINTING LOCATED AT 8017 GEORGE WASHINGTON MEMORIAL HIGHWAY (ROUTE 17).

WHEREAS, Specialty Motorsports and Collectibles, has submitted Application No. UP-668-05, which requests a Special Use Permit, pursuant to Section 24.1-306 [Category 12, No. 5(a)] of the York County Zoning Ordinance, to authorize the establishment of a used car sales lot, without auto body work and painting on a 1-acre parcel of land located at 8017 George Washington Memorial Highway (Route 17) at its intersection with Fort Eustis Boulevard (Route 105) and further identified as Assessor's Parcel No. 24-68-1(GPIN Q08B-3974-3734); and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of _____, 2005 that Application No. UP-668-05 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize the establishment of a used car sales lot, without auto body work and painting on a 1-acre parcel of land located at 8017 George Washington Memorial Highway (Route 17) at its intersection with Fort Eustis Boulevard (Route 105) and further identified as Assessor's Parcel No. 24-68-1(GPIN Q08B-3974-3734) subject to the following conditions:

1. This Special Use Permit shall authorize the establishment of a used car sales lot without auto body work and painting on a 1-acre parcel of land located at 8017 George Washington Memorial Highway (Route 17) at its intersection with Fort Eustis Boulevard (Route 105) and further identified as Assessor's Parcel No. 24-68-1(GPIN Q08B-3974-3734).
2. A site plan prepared in accordance with the provisions set forth in Article V of the Zoning Ordinance shall be submitted to and approved by the Department of Environmental and Development Services, Division of Development and Compliance, prior to the commencement of any activities on the site. Said site plan shall be in substantial conformance with the plan titled "Specialty Motorsports & Collectibles Site Plan" prepared by Mickiewicz Robertson & Associates, Ltd. and dated April 18, 1986. The plan must delineate the car display area on the site plan with the required parking spaces, pursuant to Section 24.1-606 of the Zoning Ordinance.
3. The used car sales lot shall comply with the performance standards set forth in Sections 24.1-475, *Standards for all motor vehicle and transportation related uses* of the Zoning Ordinance.
4. No construction activity or parking lot modifications that would reduce the number of parking spaces below the minimum number required for the use, as set forth in Section 24.1-606 of the Zoning Ordinance, shall be permitted.
5. The existing entrance located along George Washington Memorial Highway (Route 17) shall be closed and curbing placed along the inferior side of the former entrance so as prevent the movement of traffic from the parcel onto George Washington Memorial Highway (Route 17). The existing driveway apron shall be removed and the area between the roadway shoulder and the on-site curbing shall be landscaped.
6. A Natural Resources Inventory shall be submitted with the site plan. Development of the property shall comply with all applicable requirements of Section 24.1-372, *EMA-Environmental management area overlay district*, and Section 24.1-376, *WMP-Watershed management and protection area overlay district*.
7. The existing building shall be renovated to comply with the terms of the proposed Route 17 Tourist Corridor Management Overlay District, as contained in the draft

- recommended to the Board of Supervisors by the Planning Commission, or as superseded by the final version, if adopted by the Board of Supervisors. Specifically, the building façade shall be brick veneer façade and the canopy shall be reconstructed to appear to be a mansard style roof designed using materials compatible with the adjacent Patriot's Square shopping center.
8. The site shall be landscaped to comply with the landscape planting standards specified by Section 24.1-242 of the Zoning Ordinance. To ensure an attractive road frontage, the front landscape yards along Fort Eustis Boulevard (Route 105) shall be landscaped to achieve the Landscape Credit Unit (LCU) requirements for a 35-foot Greenbelt, as specified by Section 24.1-245, and the George Washington Memorial Highway (Route 17) frontage shall be required to achieve 50 LCU's per 100 feet of frontage. Side yard plantings shall meet minimum ratios for side yards as specified in Section 24.1-242(h) and shall consist of a minimum of 50% evergreen shrubs with remaining plantings to be a mix of evergreen and deciduous trees. These planting areas shall not be located within any vehicular access/egress easements.
 9. Freestanding identification signage for the used car sales lot shall be limited to a single monument sign, pursuant to the requirements for Limited Business monument signs (40 square feet) in the Zoning Ordinance, Section 24.1-703. Fascia materials used on the sign shall match that of the proposed building façade. No signage shall be permitted on the canopy, pursuant to Section 24.1-475(d) of the Zoning Ordinance.
 10. Freestanding and building lighting shall be full cut-off fixtures that are shielded and directed downward to prevent off-site illumination. Illumination levels shall not exceed 0.5 foot candle at any exterior property line. All lighting fixtures shall use full cut-off, shielded fixtures and shall be installed with flat lenses angled level to the ground. All lighting schemes and lighting fixtures shall be consistent with the lighting recommended by the Illumination Engineering Society of North America (IESNA). A lighting plan indicating manufacturer's specifications for all fixtures and illumination levels for the development site shall be submitted for review and approval at time of application for site plan approval.
 11. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the Resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court prior to application for site plan approval or issuance of a Certificate of Occupancy, whichever occurs first.